



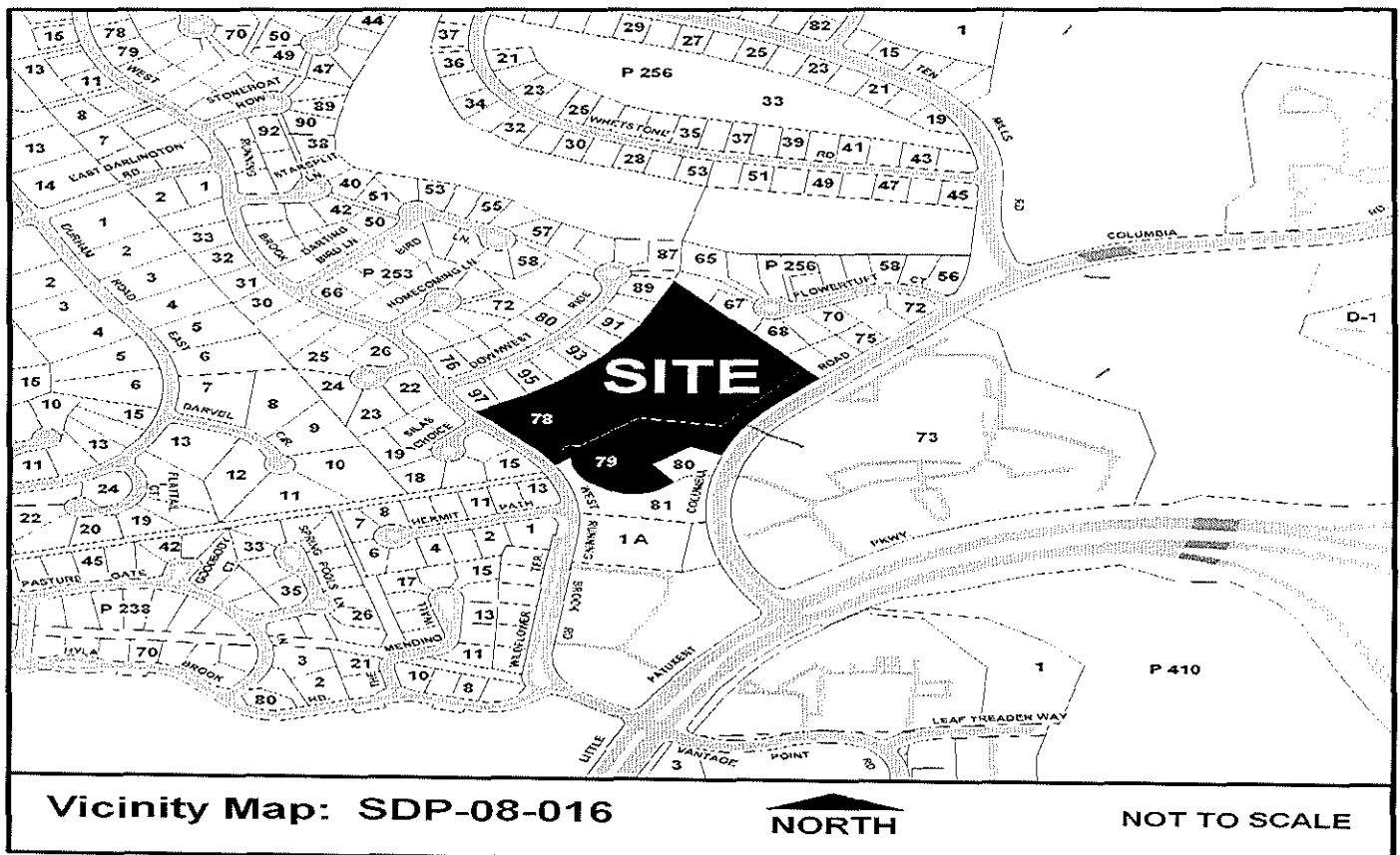
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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Marsha S. McLaughlin, Director

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**TECHNICAL STAFF REPORT**  
**Planning Board Meeting of March 7, 2013**

- Case No./Petitioner:** Site Development Plan, SDP-08-016, Howard County Public School System
- Project Name:** Village of Wilde Lake, Section 9, Area 5, Lot 78 (Running Brook Elementary School)
- Request:** The request is for approval of a Red-Line Revision for Site Development Plan, SDP-08-016 for the construction of two building additions (2-story classroom and 1-story cafetorium/music room); an emergency fire access way and a new rubberized playground area.
- Location:** The subject site is identified as "Village of Wilde Lake, Section 9, Area 5" on Tax Map 30, Grid 14, Parcel 258, Lot 78 and is located on the east side of West Running Brook Road, in the Fifth Election District of Howard County.
- DPZ Recommendation:** Approval, subject to compliance with any comments from the Planning Board.



Site History:

SDP-70-003, signed on 3/1/70, for construction of the elementary school and parking.  
SDP-84-98c, signed on 12/8/83 for modifications to the existing elementary school.  
SDP-08-016, signed on 4/24/08 for the construction of a 50 car parking lot addition.

Legal Requirement:

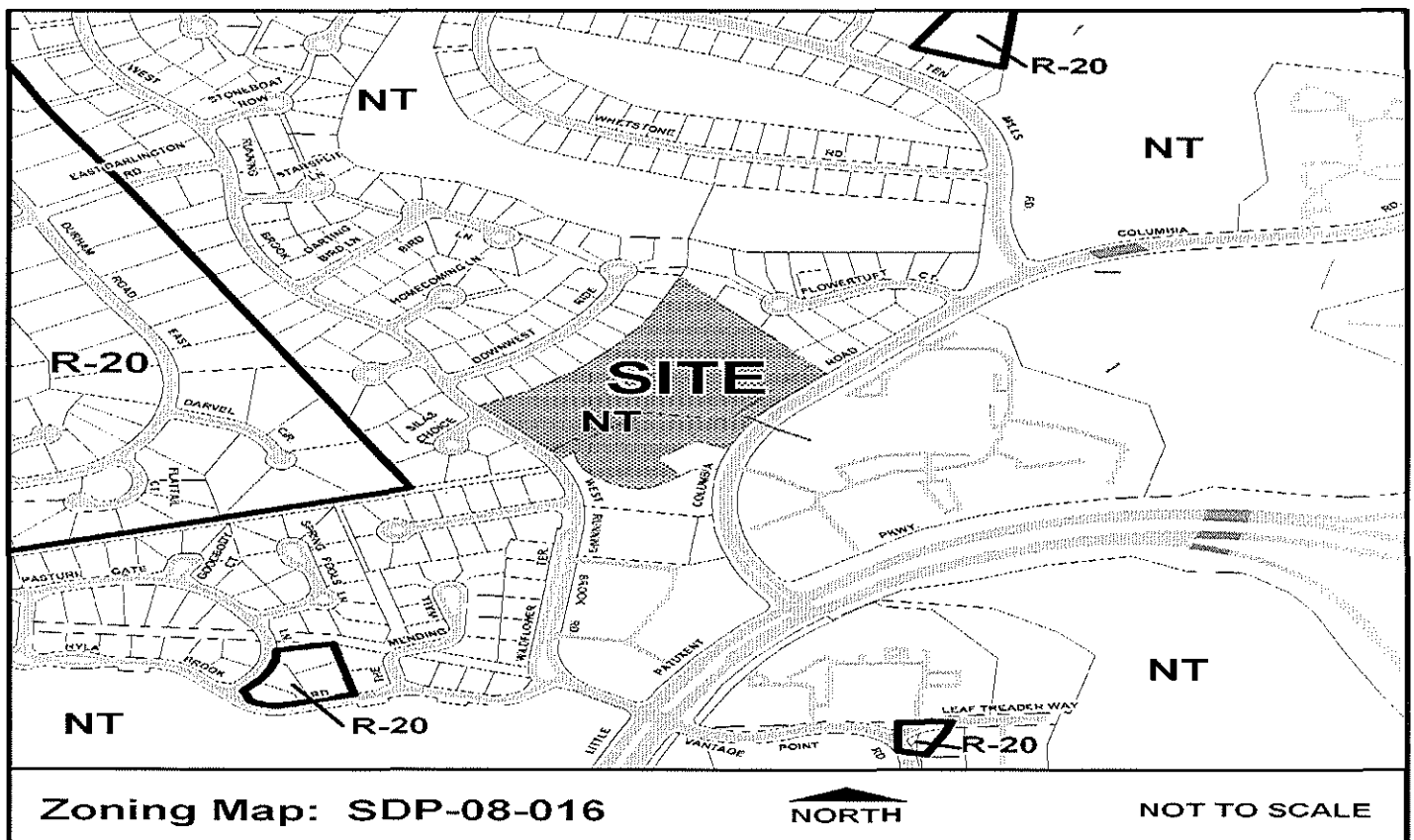
In accordance with Section 125.G.1 of the Zoning Regulations, the site was posted with one (1) official Planning Board notice poster.

Site Analysis:

Open Space Lot 78 is improved with the Running Brook Elementary School, portable classrooms and parking spaces. Section 125.G.3.a of the New Town Zoning Regulations requires Planning Board approval for minor additions and site improvements exceeding 5,000 square feet.

Proposal:

- The petitioner proposes to construct a 1-story 17' x 62' cafetorium and a 17' x 43' music room addition approximately 1,141 square feet in size; to construct a 2-story 80' x 100' classroom addition about 15,286 (7,643 square feet each floor) square feet in size to be added to the northern side of the school; a 1,200 square foot fenced rubberized play area to be constructed on the existing macadam playground located in the northern portion of the property; and to construct an emergency fire access way to allow emergency ingress/egress along the rear of the school.



**FDP Development Criteria Requirements** – This SDP Red-Line Revision is in compliance with all applicable requirements of FDP-22-A.

- **Setback Requirements (Criteria Item 6):**  
A 25-foot structure setback is required from any public street right-of-way and from any property line. The proposed improvements meet all required setbacks.
- **Permitted Land Uses (Criteria Item 7):**  
The proposed improvements are in compliance.
- **Height Requirement (Criteria Item 8):**  
The proposed improvements are compliance with the maximum 35' height requirement.
- **Parking Requirement (Criteria Item 9):**  
The proposed improvements are in compliance.
- **Lot Coverage (Criteria Item 12):**  
There is no lot coverage requirement.

**EVALUATION:**

In accordance with Section 125.G.1. of the Zoning Regulations, the Planning Board must approve this Site Development Plan Red-Line Revision.

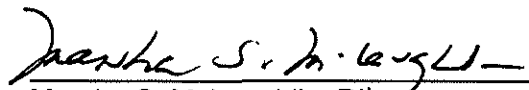
SRC Action:

The Subdivision Review Committee (SRC) determined this plan may be approved.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this Site Development Plan Red-Line Revision.

**Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

 2/14/13  
Marsha S. McLaughlin, Director Date  
Department of Planning and Zoning